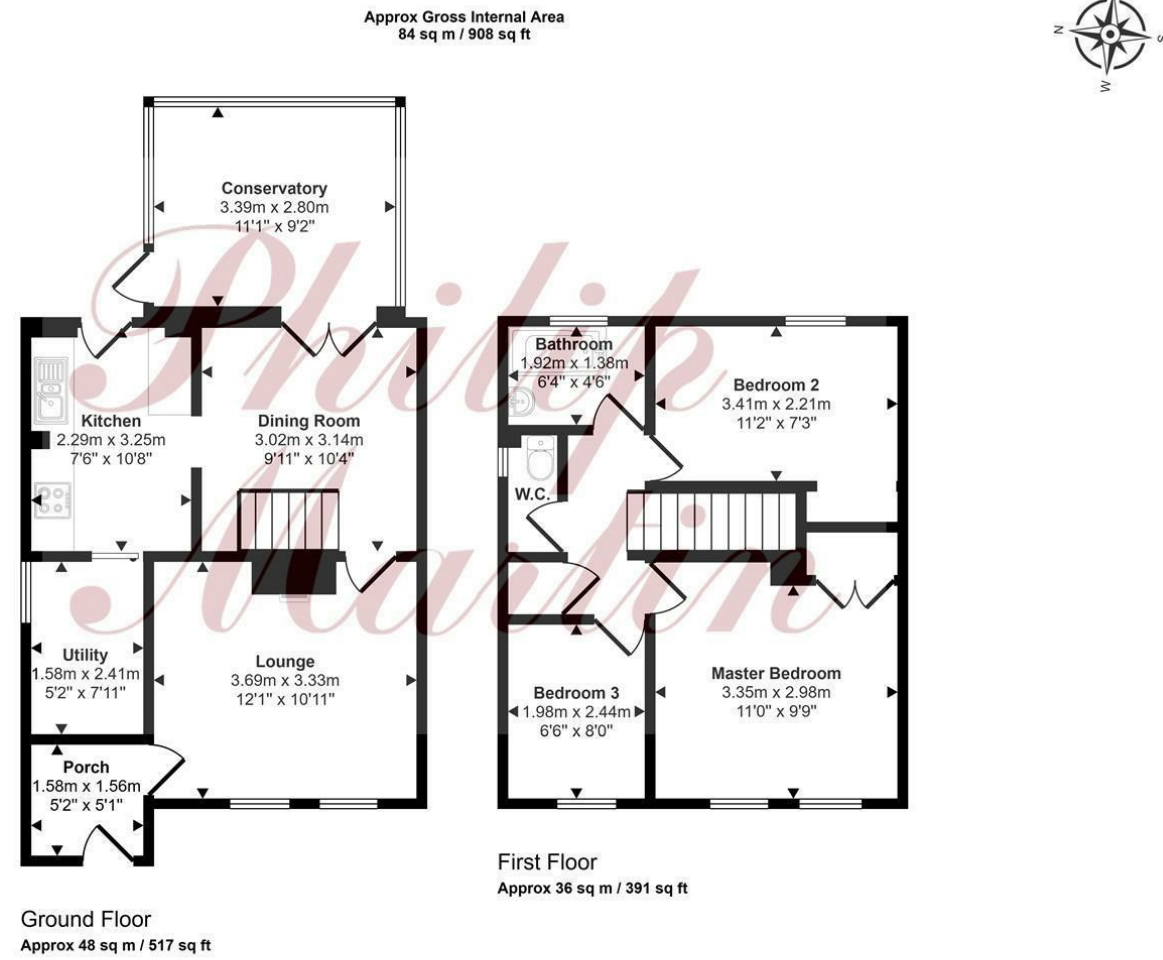


CHANCERY CLOSE, ST. ERME



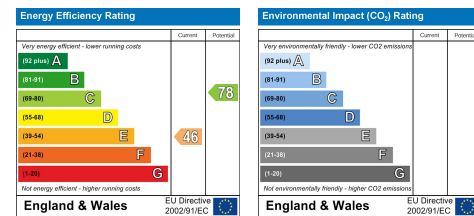
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- BATHROOM & W.C.
- FRONT & REAR GARDENS
- COMMUNAL PARKING
- VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

- Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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19 CHANCERY CLOSE, ST. ERME, TRURO, TR4 9RE
END TERRACE PROPERTY SOLD WITH NO CHAIN

This three bedroom end terrace house is situated in the popular village of St Erme; within a short walk of the amenities on offer including primary school and bus stop. A low maintenance property, the accommodation includes; entrance porch, sitting room, dining room, conservatory, kitchen, utility room, three bedrooms, bathroom and w.c. Communal parking is also available. Sold with no chain, viewing recommended.
EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £225,000

www.philip-martin.co.uk

THE PROPERTY

19 Chancery Close is a three bedroom end of terrace house situated in the convenient village of St. Erme; just a short walk from the amenities on offer within the village as well as a regular bus route into Truro. In all; the accommodation includes; entrance porch, sitting room, dining room, kitchen, study and conservatory to the ground floor with three bedrooms, a bathroom and a w.c. to the first floor. There are low maintenance gardens to both the front and rear of the dwelling as well as ample communal parking. Sold with no chain, internal viewing is recommended.

ST ERME

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral. The A30 is close by for quick commuting through and out of the county.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR**ENTRANCE PORCH**

5'2" x 5'1" (1.58m x 1.56m)

SITTING ROOM

12'1" x 10'11" (3.69m x 3.33m)
Two windows to front. Door into;

DINING ROOM

9'10" x 10'3" (3.02m x 3.14m)
Ample space for dining table with stairs rising to first floor. Doors into;

KITCHEN

7'6" x 10'7" (2.29m x 3.25m)
Comprising an array of base and eye level units with worktops. Space for fridge/freezer with integrated electric oven and hob with extractor fan above. Inset sink and drainer board with mixer tap. Space and plumbing for washing machine and tumble dryer. Door into rear garden.

UTILITY

5'2" x 7'10" (1.58m x 2.41m)
With window to the side and a versatile space for additional kitchen storage or to be converted to a utility room.

CONSERVATORY

11'1" x 9'2" (3.39m x 2.80m)
Useful additional living area with door to the garden.

FIRST FLOOR**BEDROOM**

10'11" x 9'9" (3.35m x 2.98m)
Two windows to front. Fitted cupboard.

**BEDROOM**

11'2" x 7'3" (3.41m x 2.21m)
Window to rear. Fitted cupboard.

BEDROOM

6'5" x 8'0" (1.98m x 2.44m)
Window to front.

BATHROOM

6'3" x 4'6" (1.92m x 1.38m)
Comprising bath with shower over and pedestal hand wash basin. Obscured window to rear.

W.C.

Low level w.c. with window to side.

OUTSIDE

The property benefits from an enclosed, low-maintenance rear garden which has been laid to patio with a larger timber storage shed. A gate gives access to the communal parking to the rear.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed along the A39 heading towards Carland Cross on the A30 and after approximately 3 miles take the right hand turning sign posted to St. Erme, then the 2nd right turning and on a left hand bend turn right into a narrow lane. Proceed along the lane passing St. Erme Church. Take the next turning right into Chancery Close and No. 19 will be found on the right hand side where a Philip Martin board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

